

December 15, 2010

ITEM NO. B2

**AUTHORIZATION TO EXECUTE CONTRACT WITH CHICAGO COMMERCIAL
CONTRACTORS, LLC. FOR CAPITAL MAINTENANCE WORK
AT BRIDGEPORT HOMES (IL2-004) – GROUP 1**

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with Chicago Commercial Contractors, LLC. in the amount of \$791,673.00 for capital maintenance work in the ten (10) units in and around Buildings 1, 2 and 5 (Group 1) at Bridgeport Homes (IL2-004). Work is to be completed in the ten (10) units at 841 W. 31st St., 845 W. 31st St., 851 W. 31st St., 853 W. 31st St., 857 W. 31st St., 3113 S. Lituanica Ave., 3125 S. Lituanica Ave., 3127 S. Lituanica Ave., 3112 S. Green St. and 3114 S. Green St. within ninety (90) calendar days from the date set forth in the Notice to Proceed, except for exterior landscaping and site work, which shall be completed by no later than June 1, 2011.

FUNDING
General Fund

RECOMMENDATION SUMMARY

Specification No: 10 - 00602

Vendor: Chicago Commercial Contractors, LLC.
11921 Smith Drive
Huntley, IL 60142

Contract Type: Construction
Contract Amount: \$791,673.00
Number of Vendors Solicited: 952
(including 525 MBE/WBE Firms)
Assist Agencies: 72
Number of Pick-Ups: 30
Number of Bids Received: 4
Contract Time: Ninety (90) calendar
days from the date set
forth in the Notice to
Proceed, except for
landscaping and site work
which must be completed
by June 1, 2011

Date Advertised:	September 20, 2010
Pre-Bid Conference:	September 24, 2010
Site Visit:	September 24, 2010
Addendum No. 1 issued:	October 13, 2010
Addendum No. 2 issued:	October 15, 2010
Date Bids Opened:	October 22, 2010
Advertisement Publication(s):	Chicago Sun-Times Chicago Defender El Dia CHA Website BuySpeed Online

M/W/DBE Participation:Direct MBE 18 % WBE 24 % DBE _____%

Indirect MBE _____% WBE _____% DBE _____%

Waiver _____(Yes/No)

Section 3:Hiring # 2 Subcontracting \$ _____ Other Economic Opportunities _____**GENERAL BACKGROUND**

As part of the Capital Maintenance Program, the Chicago Housing Authority (CHA) solicited bids for general contractors to perform capital maintenance work for Buildings 1, 2 and 5 at Bridgeport Homes (IL2-004). The work is to be performed in the ten (10) units at the following addresses: 841 W. 31st St., 845 W. 31st St., 851 W. 31st St., 853 W. 31st St., 857 W. 31st St., 3113 S. Lituanica Ave., 3125 S. Lituanica Ave., 3127 S. Lituanica Ave., 3112 S. Green St. and 3114 S. Green St.

The interior Scope of Work includes the creation of two (2) new ADA accessible units. For each ADA unit, the bottom floors of two (2) side-by-side duplex row houses will be joined together into a single street level unit. The upper levels of the row houses will also be joined together to provide a single “flat-style” unit. All units will receive new kitchens, bathrooms and mechanical, electrical and plumbing upgrades. In all of the units, the existing drywall will be patched and painted and the light fixtures, tub surrounds, range hoods, and selected doors will be replaced. On the outside, selected shrubbery will be removed or replaced and designated concrete landings and patios will be replaced. Concrete walks and ramps will be installed and brick infill work performed. In addition, selected windows, sills and doors will be upgraded.

PROCUREMENT HISTORY

The CHA advertised Invitation for Bid (IFB) No. 10 – 00602 on September 20, 2010 for capital maintenance work needed in and around Buildings 1, 2 and 5 (Group 1) at Bridgeport Homes. The IFB was advertised in the Chicago Sun-Times, the Chicago Defender, El Dia, on the CHA website and on BuySpeed Online.

The Pre-bid meeting and Site Visit were held on September 24, 2010. The CHA issued Addendum No. 1 on October 13, 2010. It changed the bid submittal date from October 14, 2010 to October 22, 2010. Addendum No. 2 was issued October 15, 2010 to answer Requests for Information, to distribute a limited number of revised and new drawings and technical specification sections, and to release updated BF pages.

The CHA received and opened four (4) bids on October 22, 2010. A fifth bid submittal was delivered after the opening of the bids and was rejected as late.

After reviewing the bid submittal materials, the Department of Procurement and Contracts and the Capital Construction Department held a pre-award survey meeting with Chicago Commercial Contractors, LLC. the apparent low bidder. The firm’s representatives responded to questions on the thoroughness of its bid, the amount of the work it planned to self-perform, and its capacity to perform this work. The firm’s proposed project team was reviewed and its projection of a longer lead-time for several materials was discussed. In addition, the Compliance Officer gave an overview of new compliance procedures.

Having completed its review of the submitted bid materials and its responses at the pre-award survey meeting, the Department of Procurement and Contracts has determined that Chicago Commercial Contractors, LLC. is the lowest responsive and responsible bidder.

Based on the foregoing, it is in the CHA's best interest for the Board of Commissioners to authorize the Chief Executive Officer or his designee to execute a contract with Chicago Commercial Contractors, LLC. in the amount of \$791,673.00 for capital maintenance work at the ten (10) units in and around Buildings 1, 2 and 5 (Group 1) at Bridgeport Homes (IL2-004). Work is to be completed in the ten (10) units at 841 W. 31st St., 845 W. 31st St., 851 W. 31st St., 853 W. 31st St., 857 W. 31st St., 3113 S. Lituanica Ave., 3125 S. Lituanica Ave., 3127 S. Lituanica Ave., 3112 S. Green St. and 3114 S. Green St. within ninety (90) calendar days from the date set forth in the Notice to Proceed, except for exterior landscaping and site work, which shall be completed by no later than June 1, 2011.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

RESOLUTION NO. 2010-CHA-165

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 15, 2010, entitled "AUTHORIZATION TO EXECUTE CONTRACT WITH CHICAGO COMMERCIAL CONTRACTORS, LLC. FOR CAPITAL MAINTENANCE WORK AT BRIDGEPORT HOMES (IL2-004) – GROUP 1";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with Chicago Commercial Contractors, LLC. in the amount of \$791,673.00 for capital maintenance work in the ten (10) units in and around Buildings 1, 2 and 5 (Group 1) at Bridgeport Homes (IL2-004). Work is to be completed in the ten (10) units at 841 W. 31st St., 845 W. 31st St., 851 W. 31st St., 853 W. 31st St., 857 W. 31st St., 3113 S. Lituanica Ave., 3125 S. Lituanica Ave., 3127 S. Lituanica Ave., 3112 S. Green St. and 3114 S. Green St. within ninety (90) calendar days from the date set forth in the Notice to Proceed, except for exterior landscaping and site work, which shall be completed by no later than June 1, 2011.

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